



R
12 Cliftonthorpe

| LE65 2US | Offers In The Region Of £225,000

ROYSTON
& LUND

- Offers in the Region of £225,000
- Situated in the Historic Cliftonthorpe Hall
- Brick Domed Ceilings Throughout
- Open Planned Lounge/Diner
- Council Tax Band C, EPC Rating C
- Two Bedroom Basement Apartment
- Approached via a Private Driveway, Surrounded by Countryside
- Modern Kitchen with Built in Appliances and Soft Pelmit Lighting
- Leasehold (99 years remaining)
- There is a Management Fee /Service Charge





A unique, two-bedroom basement apartment in the historic Cliftonthorpe area of Ashby-de-la-Zouch. Located up a private driveway; Cliftonthorpe Hall is a private gated development and the basement is situated with the main building of the hall. Surrounded by countryside offering peace and seclusion.

The apartment has wonderful features including brick domed ceilings throughout. The kitchen has been fitted with a range of high-quality units with integrated appliances including a hob, oven, dishwasher, washing machine, fridge and freezer. Complimented by soft pelmet lighting giving a warm atmospheric aura. Windows bring natural light into the room. The kitchen opens into a dual aspect dining area and lounge with area for office space. There is a hallway that leads back to the entrance hall.

There are two double bedrooms, the main bedroom has built in wardrobes. There is a good-sized four-piece modern bathroom.

The communal grounds are extensive and well maintained. There is a good community at Cliftonthorpe including regular get togethers for the residents. The apartment comes with a garage, parking for one vehicle and plenty of parking for visitors.

Annual Management Fee/Service Charge - available on request



Ground Floor Approx. 98.8 sq. metres (1063.5 sq. feet)



Total area: approx. 98.8 sq. metres (1063.5 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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